



OFFICIAL PLAN

1. INTRODUCTION

1.1 CONTEXT OF THE OFFICIAL PLAN

The Town of Lindsay is situated in the Scugog River watershed between Sturgeon Lake and Lake Scugog in the County of Victoria. It comprises an area of approximately 15 square kilometres and is the primary urban centre for the County of Victoria.

As the “Gateway to the Kawarthas”, the Town is a popular vacation and recreational area. Lindsay also has one of the widest downtown streets in Canada, unique Victorian architecture, a 3000-foot board walk along the river system, and is one of the Trent-Severn Canal resting places for boaters navigating these waterways.

In October of 1998, the Town of Lindsay embarked on an overhaul of its Official Plan. A comprehensive review and update of long-term planning was required to respond to a number of specific issues, as well as to establish an appropriate planning framework to address the many challenges facing the Town leading into the 21st Century.

In June 2006, The Growth Plan for the Greater Golden Horseshoe was approved under the Places to Grow Act, 2005. The Growth Plan for the Greater Golden Horseshoe took effect on June 16, 2006 and required that all Official Plans be updated to conform to the policies of the Growth Plan. The City of Kawartha Lakes is within the area subject to the Growth Plan for the Greater Golden Horseshoe and the policies are to be implemented through Official Plans. A review of this Official Plan has been completed in the context of the Growth Plan and amendments were incorporated such that the Official Plan conforms to the Growth Plan.

1.2 PURPOSE OF THE OFFICIAL PLAN

The purpose of this Official Plan is to:

- a) Provide an overall framework, to guide the maintenance, rehabilitation and growth of the Town of Lindsay in order to ensure a sustainable living environment that meets the needs of the community.
- b) Reduce uncertainty in the public and private sectors regarding future development by establishing clear development principles and policies, and land use designations.



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- c) Promote the orderly and economic growth of Lindsay through the logical, cost effective spatial distribution of land uses that will safeguard the health, convenience and economic well being of both residents and visitors.
- d) Establish goals, objectives and policies to: reconcile existing conditions; maintain the ability of the Municipality to provide appropriate services and; respond to local aspirations in light of variables such as, population change and economic growth.
- e) Define the means of implementing the policies and schedules of this Plan, including such matters as Community Development Plans, Community Improvement Plans, plans of subdivision, zoning, severance, site plan control and servicing.

1.3 BASIS FOR THE OFFICIAL PLAN

- a) This Plan is based on background information concerning land use, transportation, municipal services, community facilities, housing, commercial and industrial activities, and natural environment features.
- b) This Plan is based on the results of a comprehensive public consultation program that provided residents and other stakeholders with the opportunity to review and comment on the background reports and draft versions of this Plan, produced during the course of preparing the Plan.
- c) The Town's 20-year population target of 23,400 (2016), is based on past trends, and anticipated increases in employment opportunities. The major Provincial Correctional Facility that is to be built in Lindsay by the year 2001 will have a major economic impact on the Town. Through this facility, the community is expected to realize the ongoing support for 500 new jobs and the retention of another 40 which would have been otherwise lost. This will offset a part of the major recent losses in the manufacturing sector and strengthen the entire local economy, using up currently underutilized economic capacities. The Town's population target will be further reviewed through the ongoing Growth Management Strategy to implement the population and employment forecasts contained within the Growth Plan for the Greater Golden Horseshoe. The City of Kawartha Lakes ongoing Growth Management Strategy will determine population and employment allocations, based on the population and employment forecasts within the Growth Plan for the Greater Golden Horseshoe of a total of 100,000 people and 27,000 jobs for the year 2031.



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- d) The Town of Lindsay will continue to be the principal residential, commercial, employment, cultural and recreational centre within the County of Victoria.
- e) Vacant land designated for future residential development represents a logical extension of existing development within the municipality and is adequate to meet the anticipated demand for undeveloped land. Demand for additional undeveloped land will be evaluated at the 5-year review of this Plan.
- f) This Plan encourages orderly, phased development and discourages the undue extension of municipal services. Future Community Development areas are identified to help guide the orderly development of land within the Town.
- g) The commercial structure in the Town is generally located in three primary commercial areas in the Town - the Downtown Area, Kent Street West (west of Angeline Street) and the Mixed Use Corridors, generally located on Kent Street West (east of Angeline Street), Lindsay Street South (between Glenelg Street and Mary Street) and Queen Street (between Lindsay Street and the St. David Street/St. George Street area).
- h) This Plan promotes the maintenance and improvement of the Downtown Area as the predominant commercial, social, cultural and community focus of the Town. This Plan further promotes the Downtown Area as a unique mixed commercial, office and residential area in the Town. The improvement and revitalization of the Downtown Area shall be encouraged with provision for a wide range of commercial, institutional, business, residential and recreational uses.
- i) Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes shall be protected and has been appropriately designated in order to preserve and conserve the natural environment.
- j) The Town of Lindsay has several key strengths that, if fostered, can generate long-term economic vitality. Lindsay's tourism potential and the economic impact derived from the presence of the Provincial Correctional Facility are examples of such opportunity for economic growth.
- k) The policies of this Plan have been developed within the context of the Provincial Policy Statement and the County of Victoria Official Plan.



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This Plan is based on a 20-year planning period to the year 2019. However, in accordance with the requirements of the *Planning Act*, the Town shall review the Plan at 5-year intervals to determine if amendments are required.

1.4 HOW TO USE THE OFFICIAL PLAN

This Plan has several interrelated components, which must be read together in order to determine those components and policies that have an impact on any individual parcel of land within the Town of Lindsay.

The Plan promotes sustainable development, healthy community ideas and encourages economic vitality. The Goals, Principles and Objectives stated in the Plan provide the framework within which the other policies have been prepared. The Goals, Principles and Objectives should be read to understand what the policies are striving to achieve. The Goals, Principles and Objectives provide the basis for the general community development and design policies and the detailed land use and urban structural policies outlined in Sections 3 and 4.

The policies in Sections 3, 4, 5 and 6, and associated Schedules “A”, “B”, “C”, and “D” designate all land within the Town with an appropriate land use designation and other denotations. By reading Schedule “A”, it can be determined what land use designation applies to any parcel of land and what impact the surrounding land use designations may have on the parcel. Reading the policies that apply to the corresponding land use designation will provide direction related to the development of land, within that designation. If the parcel is near the edge of the land use designation, the policies that apply to the adjacent land use designation should also be reviewed to determine if there are policies dealing with the interface area between the two designations that may have an impact on development.

The Implementation and Interpretation Sections indicate the types of planning tools, techniques and studies needed to implement the policies of this Plan.

The following process should be used in determining land use designations and identifying the necessary policies:

- 1) locate the subject property on Schedule “A” and determine its land use designation or designations;
- 2) locate the property on Schedule “B” to determine if the parcel is subject to any Community Development Plan and/or Community Improvement Plan policy requirements. If the property is subject to a Community



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Development or Community Improvement Plan, refer to Volume II: Area Specific Policies of this Plan;

- 3) locate the subject property on Schedule “D” to determine the environmental policy areas, waterways, flood prone areas, landfills and/or pollution control plants on or in proximity to the property;
- 4) review the Community Development and Design policies, the Urban Structure and Land Use policies, and the Networks and Infrastructure policies, to determine the effect of the detailed policies on the subject property;
- 5) review the Goals, Principles and Objectives to determine the development intent, affecting the subject property;
- 6) review the Implementation and Interpretation policies to understand the planning processes, and required studies that may affect the parcel of land.

In determining which land use designations, development constraints or policies affect a property or properties within the Town, the Town of Lindsay Planning Department should be consulted.

1.5 ORGANIZATION AND APPROACH

The Official Plan for the Town of Lindsay consists of two volumes: Volume I: The Primary Plan and Volume II: Area Specific Policies. All parts and schedules of Volume I constitute part of the Town’s Official Plan. All parts and schedules of Volume II constitute part of the Town’s Official Plan unless otherwise indicated in that volume.

Volume I is the Primary Plan. It addresses Town-wide matters and as such is organized on a broad-based issue format.

Volume II provides policies for defined geographic areas within the Town of Lindsay. The text and schedules of this volume are adopted as formal amendments to the Plan and provide more detailed policy direction for specific land use, servicing and other issues affecting the area.

Volume I of the Plan is organized into seven sections:

Section 1: Introduction, contains the purpose of the Plan and the context approach and basis on which it was prepared, and does not form part of the Plan.



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- Section 2: *Goals, Principles and Objectives***, describes the long-term objectives for the Town, in the context of sustainable and healthy community development principles. Section 2 is divided into three interrelated theme areas (Management of the Built and Natural Environment, Fostering Economic Vitality, and Healthy Community) which must be read together to understand the broad land use planning objectives of the Town. The goals, principles and objectives of this Section apply to the Town as a whole.
- Section 3: *Community Development and Design***, provides general urban design and community development policies that apply to the Town as a whole, rather than any one land use designation.
- Section 4: *Urban Structure and Land Use***, provides detailed policies related to the structure, organization and land uses of the Town. Schedules “A”, “B”, “C”, and “D” complement Section 4 and assist in defining the Town’s urban structure.
- Section 5: *Networks and Infrastructure***, provides policies regarding networks, corridors and facilities that can be generally described as physical infrastructure. This Section discusses the water and sanitary sewage systems, the transportation networks, as well as other networks, corridors and facilities that help define the Town’s urban structure.
- Section 6: *Implementation***, describes the mechanisms and processes to implement the policies in Sections 2, 3, 4 and 5.
- Section 7: *Interpretation***, indicates how the policies and schedules are to be interpreted and includes some definitions.
- Section 8: *Schedules***, contains the maps/schedules that are described in the policies and enhance an understanding of the Plan.